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NOV 12 2021 345p.



The Town of Monson
Zoning Board of Appeals
110 Main Street
Monson, MA 01057

413-267-4111
Fax 267-4108

**MEETING AGENDA THURSDAY, NOVEMBER 18TH, 2021 7:00 PM
TOWN OFFICE BUILDING, SELECTBOARD MEETING ROOM
110 MAIN STREET, MONSON**

The listings of matters are those reasonably anticipated, by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

7:00 P.M. *(Continued from October 28th, 2021)* On the application of Westview Holdings, LLC for a Special Permit requesting an extension of an existing non-conforming use. The applicant intends to use the parcel for the continued use of a farm stand/ restaurant with an extended use to serve alcohol and expand outside seating. The location is 107-109 East Hill Road Monson, Map 152 Parcel 15 in the Residential Rural district.
Advertised Palmer Journal 09/09/2021 & 09/16/2021

7:10 P.M. *(Continued from October 28th, 2021)* On the application of Mark L. Hunter for a variance from the requirements of Section 3.2, Table 2, Dimensional & Density Regulations, of the Monson Zoning Bylaws. The applicant is seeks to install a 14' x 24' garage that will violate the required front setbacks. The property is located at 351 Cedar Swamp Road, Map 128 and Parcel 8-F, and is zoned Rural Residential.
Advertised Palmer Journal 10/14/2021 & 10/21/2021.

Other Business:

Approval of 09/23/2021 minutes
Approval of 10/28/2021 minutes
Correspondence
Bill Schedule for Turley Publications. Inc \$ 90.41

Respectfully Submitted,
Penny L. Gustafson
Zoning Board of Appeals, Clerk



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Zoning Board of Appeals
110 Main Street
Monson, MA 01057

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TOWN CLERK, MONSON, MA

LEGAL NOTICE

In accordance with Chapter 40A, M.G.L. s11, the Monson Zoning Board of Appeals will hold a Public Hearing Thursday September 23rd, 2021 at 7:20 P.M. at Monson Town Hall 110 Main st. Monson, Ma 01057 on the application of Westview Holdings, LLC for a Special Permit requesting an extension of an existing non-conforming use. The applicant is requesting for the continued use of a farm stand/ restaurant with an extended use to serve alcohol and expand outside seating. The location is 107-109 East Hill Road Monson, Map 152 Parcel 15 in the Residential Rural district, owned by Westview Holdings LLC. A copy of the application is available for review with the Monson Zoning Board of Appeals.

David Beaudoin, Chairman

Advertised Palmer Journal 09/09/2021 & 09/16/2021

WITH THE AGREEMENT OF ALL PARTIES THE ABOVE REFERENCED PUBLIC HEARING IS CONTINUED TO NOVEMBER 18TH, 2021 AT 7:00 P.M. IN THE PUBLIC MEETING ROOM, TOWN OFFICE BUILDING, 110 MAIN STREET MONSON.



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TOWN CLERK, MONSON, MA

LEGAL NOTICE

In accordance M.G. L Chapter 40A § 11 the Monson Zoning Board of Appeals will hold a Public Hearing, Thursday October 28th, 2021 at 7:30 P.M. at the Monson Town Hall 110 Main St. Monson, Ma 01057 on the application of Mark L. Hunter for a variance from the requirements of Section 3.2, Table 2, Dimensional & Density Regulations, of the Monson Zoning Bylaws. The applicant is seeks to install a 14' x 24' garage that will violate the required front setbacks. The property is located at 351 Cedar Swamp Road, Map 128 and Parcel 8-F, and is zoned Rural Residential.

David Beaudoin, Chairman

Advertised Palmer Journal Register October 14th & 21st, 2021.

WITH THE AGREEMENT OF ALL PARTIES THE ABOVE REFERENCED PUBLIC HEARING IS CONTINUED TO NOVEMBER 18TH, 2021 AT 7:10 P.M. IN THE PUBLIC MEETING ROOM, TOWN OFFICE BUILDING, 110 MAIN STREET MONSON.